



CITY COUNCIL

Evidentiary Hearing

Zoning Public Hearing
Tuesday, November 16, 2020
5 pm
Virtual

The purpose of this hearing is to consider a Conditional Use application for a temporary women's shelter at 234 N 6th owned by Road to Damascus, located in a CR (Commercial Residential) area which allows this as a Conditional Use.

Due to COVID-19, the public is prohibited from physically attending the meeting. In person attendance is permitted in the Penn Room in City Hall – use the 8th Street doors. To attend the meeting via our virtual app, please log-in using the link or the dial-in phone number below

Due to COVID-19 also known as the Coronavirus the public speaking requirements have been modified. Comments posted in Zoom Chat and on Facebook are not considered public comment and a response may not occur.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://readingpa.zoom.us/j/81596884757?pwd=QS9xa2tDUkp0QUliZVg2N0xSL1I1Zz09>

Passcode: 021256

Or One tap mobile:

+13126266799,,81596884757#,,,,*021256# US (Chicago)

+16465588656,,81596884757#,,,,*021256# US (New York)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 720 707 2699 or +1 253 215 8782 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 815 9688 4757

Passcode: 021256

DATE: October 27, 2021
FROM: Linda A. Kelleher, City Clerk

Please place the following ad in the Reading Eagle Times in the Public Notice Section on November 2nd and 9th - Account # 1333909

**City of Reading Public Hearing
Conditional Use Application
Temporary Shelter
238 North 6th Street**

The City of Reading City Council will be holding a public hearing to obtain public input on the application to establish a temporary shelter at 238 North 6th Street, Reading, PA. The public hearing will be held on November 16, 2021 at 5 P.M. virtually and at City Hall, 815 Washington St, Reading, PA, for those without internet and telephone access in accordance with City Council's hybrid meeting procedures. City Council intends to vote on the application at their regular business meeting on Monday, December 13, 2021.

Those wishing to provide public input about this application must contact the City Clerk to register by noon on November 16th by calling (610) 655-6204 between the hours of 8 A.M. and 4 P.M. or by emailing council@readingpa.gov. Those registering will be asked to submit their full name, mailing address, telephone number and email address. For additional information please call the City Clerk's Office, City Hall, 815 Washington St, Reading, PA at (610) 655-6204 or by email at council@readingpa.gov.

Linda A. Kelleher, CMC
City Clerk

Planning Commission on July 27, 2021. After consultation with the Zoning Office, the Applicant submitted a revised Conditional Use Application (2021-03) for review and consideration. Applicant presented the revised Application to the Planning Commission on October 26, 2021, after which the Planning Commission issued a resolution recommending approval by City Council (PC Resolution No. 29-2021).

A related application for a temporary shelter was previously submitted for 234 North 6th Street (CU-2021-02). However, that application was withdrawn, and the Applicant has instead submitted an application for a business/clinic use at 234 North 6th Street (ZP 2021-527). The instant conditional use application addresses only 238 North 6th Street.

(3) Provisions Relating to a Conditional Use Application

Part 12 of the City of Reading Zoning Ordinance provides the standards that should be applied to conditional use applications. A conditional use should not be approved if it:

- (1) Substantially increases traffic congestion along a street or creates a traffic safety hazard.
- (2) Creates an undue concentration of population.
- (3) Impairs an adequate supply of light and air to adjacent property.
- (4) Creates a significant threat to the public health or safety.
- (5) Is detrimental to the appropriate use of adjacent property through the generation of significant nuisances or hazards.
- (6) Does not meet the requirements of this chapter.

In addition, the following standards shall be met:

- (1) The use shall be one which is specifically authorized as a conditional use in the zoning district wherein the applicant is seeking a conditional use.
- (2) Services and utilities shall be made available to adequately service the proposed use.
- (3) The use will not generate traffic such that hazardous or unduly congested conditions will result.
- (4) The use is appropriate to the site in question.
- (5) The use shall not adversely affect the character of the general neighborhood, or the health and safety of residents or workers on adjacent properties and in the general neighborhood.
- (6) The applicant shall demonstrate, as a condition to approval of his application, that the standards in this subsection and those specified elsewhere in this chapter for the use in question would be met.
- (7) The City Council may impose such additional safeguards as are necessary to protect the public health, safety and welfare.

City Council should grant the proposed conditional use application only if it finds that the proposal conforms to the above requirements. [Zoning 600-1201-A; 600-1204-D]

to provide ingress and egress for parking spaces at 238 North 6th Street. Alternatively, an annexation plan may be submitted to consolidate both parcels. [Zoning Parts 15 and 16]

(7) Land Development Plan

The Applicant has submitted an informal site plan with Conditional Use Application 2021-03. The Applicant should be prepared to resolve all zoning, planning and building code requirements that may apply to this use and a favorable decision relating to Conditional Use Application 2021-03. City Council may consider requiring an Annexation Plan to consolidate the two adjacent parcels, 234 and 238 North 6th Street in order to accommodate shared parking across both parcels. [Chapter 600 and 515 of the City of Reading Code]

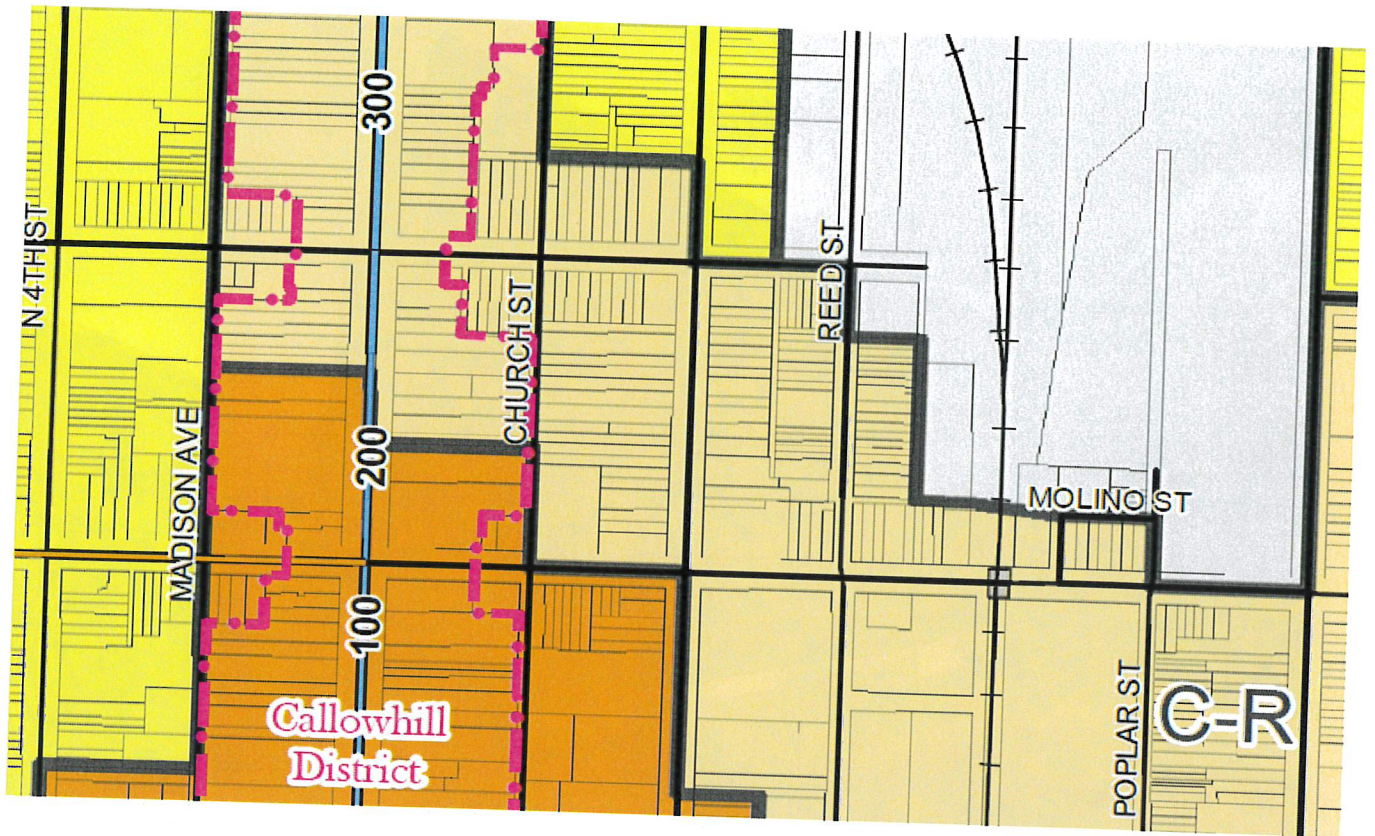
(8) Building Code Requirements

A Zoning Permit Application and Building Permit Application shall be required for the proposed building renovations and conversions that shall be relevant to the Subject Property. The Applicant is advised that architectural plans, rendering and/or elevations shall be required to demonstrate compliance with building code requirements. [Zoning Part 3; SALDO Part 6]

(9) Recommendations

If City Council determines that the proposed use meets the applicable criteria for a conditional use, the Zoning Office recommends imposing following conditions:

- (a) The Applicant shall comply with all provisions applicable to a residential care facility as specified by the Zoning Ordinance.
- (b) Applicant shall install security cameras and a security system at the Subject Property and adjacent properties in common ownership.
- (c) Public curb and sidewalk and other walkways throughout and adjacent to the site shall be repaired and maintained in accordance with City standards.
- (d) The building façade shall be maintained in accordance with City standards.
- (e) In consultation with Planning staff, Applicant shall submit an Minor Land Development and/or Annexation Plan with the City of Reading Planning Commission to address the provisions required by the Subdivision and Land Development Ordinance, including: neighborhood revitalization; architectural enhancement; vehicular and pedestrian site accessibility; curbs and sidewalks; driveways; off-street parking; stormwater management; sanitary sewage disposal; water supply; utilities; landscaping and street trees; solid waste disposal; and other supplemental requirements that may apply to the proposed use.
- (f) Architectural plans, rendering and/or elevations shall be submitted in order to demonstrate compliance with applicable code requirements.
- (g) All sanitary sewage disposal issues shall be resolved to the satisfaction of the City of Reading, including the reservation, permitting, installation and connection of the required sanitary sewage disposal improvements. If required by the Department of Public Works, sewer planning modules shall be submitted to the City of Reading in accordance with the provisions specified by the City of Reading, Pennsylvania Department of Environmental Protection, and other agencies with jurisdiction.







CITY OF READING, PENNSYLVANIA

Community Development Department
Planning Office RM 2-09
815 Washington Street
Reading PA 19601
(610) 655-6443

**PLANNING COMMISSION
RESOLUTION NO. 29-2021**

**BE IT HEREBY RESOLVED BY THE
CITY OF READING PLANNING COMMISSION:**

Whereas:

In accordance with §603 of the Pennsylvania Municipalities Planning Code, the Planning Commission, having reviewed the conditional use application for 238 N. 6th Street, aka Road to Damascus Crisis Center at its October 26, 2021 meeting, offers the following recommendation for Council to consider:

The Commission recommends to the Reading City Council to endorse Road to Damascus' conditional use application, prepared by AEM Architects, for transitional housing at 238 N. 6th Street, based on the information provided on the proposed program.

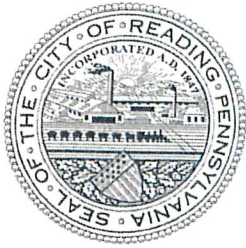
I hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Planning Commission of the City of Reading at their meeting held October 26, 2021. Additional detail of the Commission's consideration may be found in its meeting minutes.

A handwritten signature in black ink, appearing to read "Wayne Bealer", is written over a horizontal line.

Digitally signed by Wayne Jonas Bealer
DN: cn=Wayne Jonas Bealer,
o=Planning Commission, ou=City of
Reading, email=wjbealer@comcast.net,
c=US
Date: 2021.10.29 15:22:56 -04'00'

Wayne Bealer, Chairperson

Planning Commission



CITY OF READING CITY COUNCIL

CONDITIONAL USE HEARING APPLICATION

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)
(Prior to filing, the proposal should be discussed in detail with the City Zoning Administrator)

1. Name of Applicant Road to Damascus
2. Mailing Address of Applicant 234 N. 6th STREET
Reading PA 19601
3. Phone number of Applicant (day phone) 484-772-5833
4. Cell Phone number of Applicant 484-772-5833
5. E Mail Address of Applicant pastor.scott@thetempleofprayer.com
6. Property Interest of Applicant OWNER
(owner, renter, contract purchaser, etc.)
7. Tax Assessor's Parcel Number and Legal Description of Subject Property (the
parcel number is mandatory to begin processing of the application)
8. Street Address of Subject Property 238 N. 6th STREET Reading PA 19601
9. City of Reading Business License No. GB0009130
10. Zoning District of Property CR ZONING DISTRICT
11. Name of Property Owner Road to Damascus

12. Mailing Address of Property Owner (if different from applicant)

P.O. Box 4128
Reading PA 19604

13. Name of Contact Person or Attorney for Project (this is the single point of contact that should receive all notices, mailings, information, etc.)

Jessica Scott

14. Address of Contact Person 31 Sycamore Drive

Reading PA 19604

15. Phone number of Contact Person (day number) 484-772-5833

16. E Mail address of Contact Person pastor.scott@thetempleofprayer.com

17. Nature of the Request (be specific) Request zoning - conditional use approval for branching house.

18. Site Area of subject property is square feet. LOT - 4,640 sq ft
building 1,291 sq ft

19. Total gross floor area of new construction N/A - No New Construction

20. How many off-street parking spaces are available 20 spaces

21. List the name of the trash collector who services this property
WASTE MANAGEMENT

22. Your application will be judged against the following criteria. Please answer these questions thoughtfully and attach additional pages as needed.

A. Explain how the proposed use will promote the health, safety and general welfare of the community:

This will help decrease homelessness - some people
CAN NOT AFFORD AN APT and can only afford a room -
Promote health and wellness by giving resources,
job training and classes for financial training - spiritual
guidance.

B. Explain how the proposed use will satisfy the purpose and intent of the land use zone in which it is located:

It will decrease loitering of people/homeless on private property. Provide resources to area assistance programs. A bed and dinner will be provided to ensure safety.

C. Explain how the proposed use will not be detrimental to the surrounding neighborhood:

24 hour security & staff, well lit premises and surrounding parking - 24 hour security camera & surveillance - No loitering on property or company or guests allowed in building

D. Explain how the proposed use will:

(1) Be harmonious with the general policies and specific objectives of the Comprehensive Plan (ask Planning Staff for assistance):

We will follow policies in the Comprehensive Plan for Bucks County. This will help decrease homelessness

(2) Enable the continued orderly and reasonable use of adjacent properties by providing a means for expansion of public roads, utilities, and Plan:

We will provide a means for expansion of public roads and utilities as requested in accordance with the Plan of Bucks County.

(3) Be designed so as to be compatible with the essential character of the neighborhood:

We will be compatible with the neighborhood. We will welcome suggestions and concerns to ensure quality and effective nursing.

- (4) Be adequately served by public facilities and utilities including drainage provisions:

We are served by the public facilities
and utilities

- (5) Not create excessive vehicular congestion on neighborhood collector or residential access roads:

We will utilize private parking lot to
decrease the risk of vehicle
congestion in the community

- (6) Not create a hazard to life, limb, or property resulting from the proposed use, or by the structures used therefore, or by the inaccessibility of the property or structures thereon:

We will ensure safety of all residents. All
doors remain locked. We will not create
a hazard to any persons or property

- (7) Not create influences substantially detrimental to neighboring uses. "Influences" shall include, but not necessarily be limited to: noise, odor, smoke, light, electrical interference, and/or mechanical vibrations:

There will be no influences such as
noises, machinery use, smoke electrical
mechanical at the site or location of 138
N. 6th. No influences will go to the community

- (8) Not result in the destruction, loss, or damage to any natural, scenic, or historic feature of major consequence:

No changes will be made that will
cause destruction, loss or damage to the
natural, scenic or historic feature of
the community or neighborhood.

Acknowledgement and Signature:

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of City of Reading City Council to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of Reading and the laws of the Commonwealth of Pennsylvania.

Jessi Scott
Signature of Applicant

6/22/2021
Date

Jessica Scott
Printed Name of Applicant

Jim 87 Road to Damascus
Signature of Property Owner (in different from Applicant)

Road to Damascus
Printed Name of Current Fee Owner

Does the applicant require a translator? ____ Yes ☒ No.

If a translator is required please indicate the dialect required

Prepared by: Conestoga Title Insurance
528 Walnut Street
Reading, Pa 19601
(610) 378-1758
Conestoga Berks No. 25703

Return to: Conestoga Title Insurance
528 Walnut Street
Reading, Pa 19601

Premises: 234 & 238 North 6th Street
Reading, PA 19601
Reading City

Parcel ID No. 07530775812756 and 07530775812759

This Deed, made the 4 day of Nov 2019.

Between

CELTIC FARMS & KENNELS INC., A PENNSYLVANIA CORPORATION

(hereinafter called the Grantor), of the one part, and

ROAD TO DAMASCUS, A PENNSYLVANIA NON-PROFIT CORP

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Two Hundred Fifty-Five Thousand And 00/100 Dollars (\$255,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

See Schedule "C" for Legal Description

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

SCHEDULE "C"

LEGAL DESCRIPTION

Premises 1: 234 North 6th Street

ALL THAT CERTAIN lot or piece of ground together with the three story brick dwelling and addition thereto, situate on the West side of North Sixth Street, Nos. 234 and 236 between Walnut and Elm Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

On the North by property now or late of P. F. Eisenbrown;
On the East by said North Sixth Street;
On the South by property late of James T. Reber, deceased; and
On the West by Church Street.

CONTAINING in front on said North Sixth Street, 40 feet and in depth 230 feet.

BEING the same premises which Fisher-Inkpen-Schott, Inc., a Pennsylvania Corporation, by Deed dated April 22, 1991, and recorded April 30, 1991, in Book 2206, Page 1530, granted and conveyed unto Celtic Farms & Kennels, Inc., a Pennsylvania Corporation, in fee.

Premises 2: 238 North 6th Street

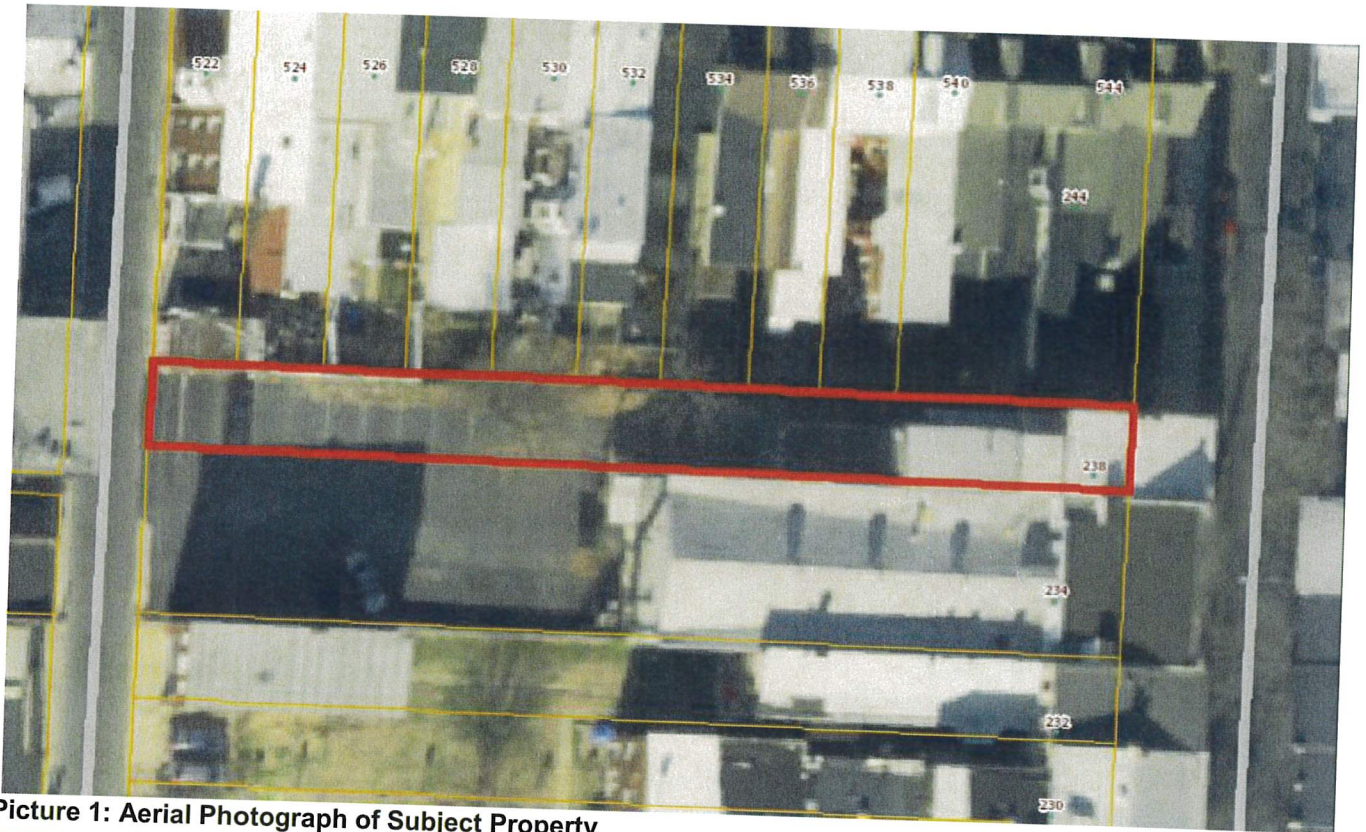
ALL THAT CERTAIN lot or piece of ground upon which is erected a three-story brick apartment house and office building being number 238 North Sixth Street, situate on the west side of North Sixth Street, between Walnut and Elm Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

6 On the North by property now or late of Robert M. and Jessie S. Alexander, the Reading Trust Company, Charles P. and Cora J. High, Ellen Mae Noll, Thomas E. and Carrie L. Herbster and others;
On the East by said North Sixth Street;
On the South by property now or late of Trustees of Reading Lodge No. 155, Loyal Order of Moose; and
On the West by Church Street.

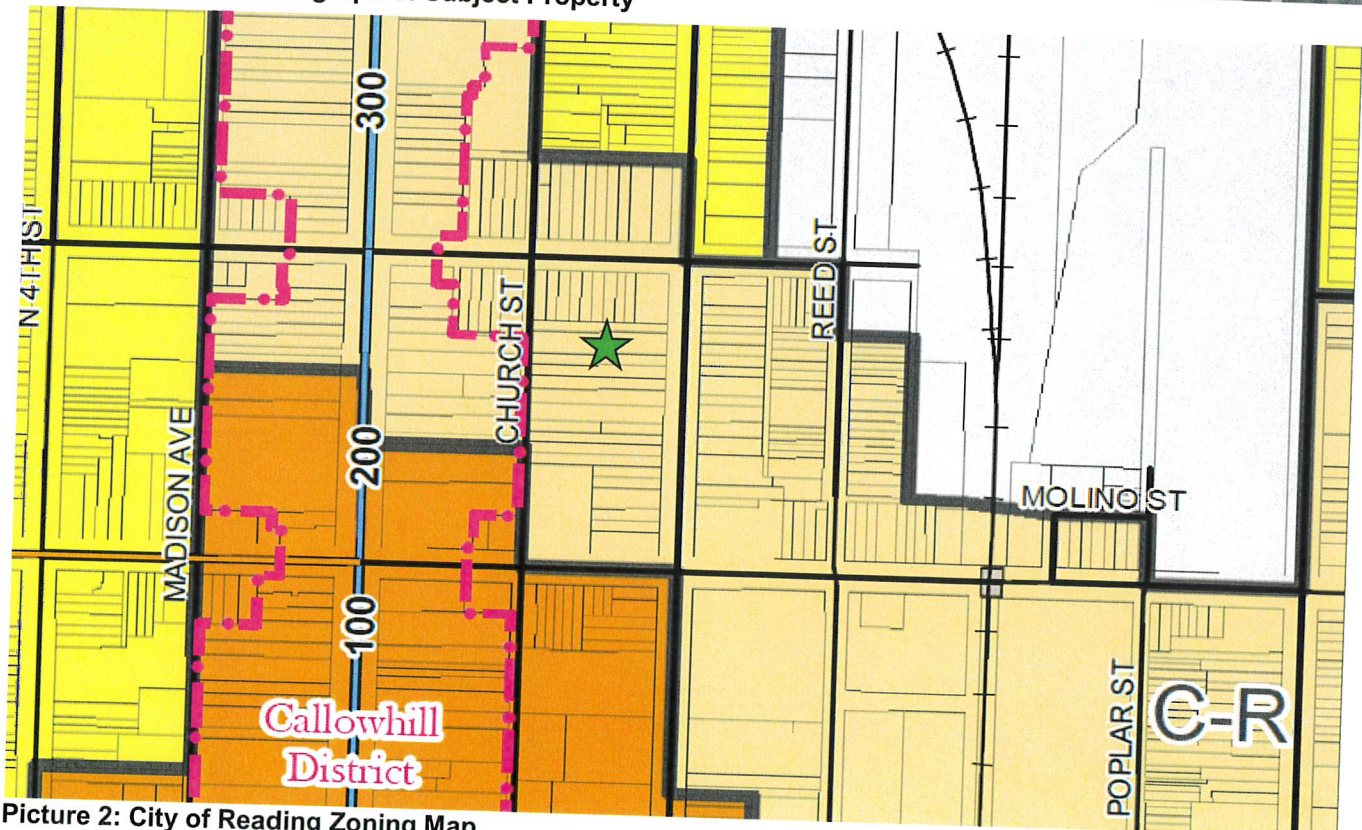
CONTAINING in front on said North Sixth Street, in width or breadth, twenty feet (20') and in depth or length, of equal width or breadth, two hundred thirty feet (230') to said Church Street.

BEING the same premises which Fisher-Inkpen-Schott, Inc., a Pennsylvania Corporation, by Deed dated April 26, 1991, and recorded April 30, 1991, in Book 2206, Page 1527, granted and conveyed unto Celtic Farms & Kennels, Inc., a Pennsylvania Corporation, in fee.

Site Pictures and Related Documents



Picture 1: Aerial Photograph of Subject Property



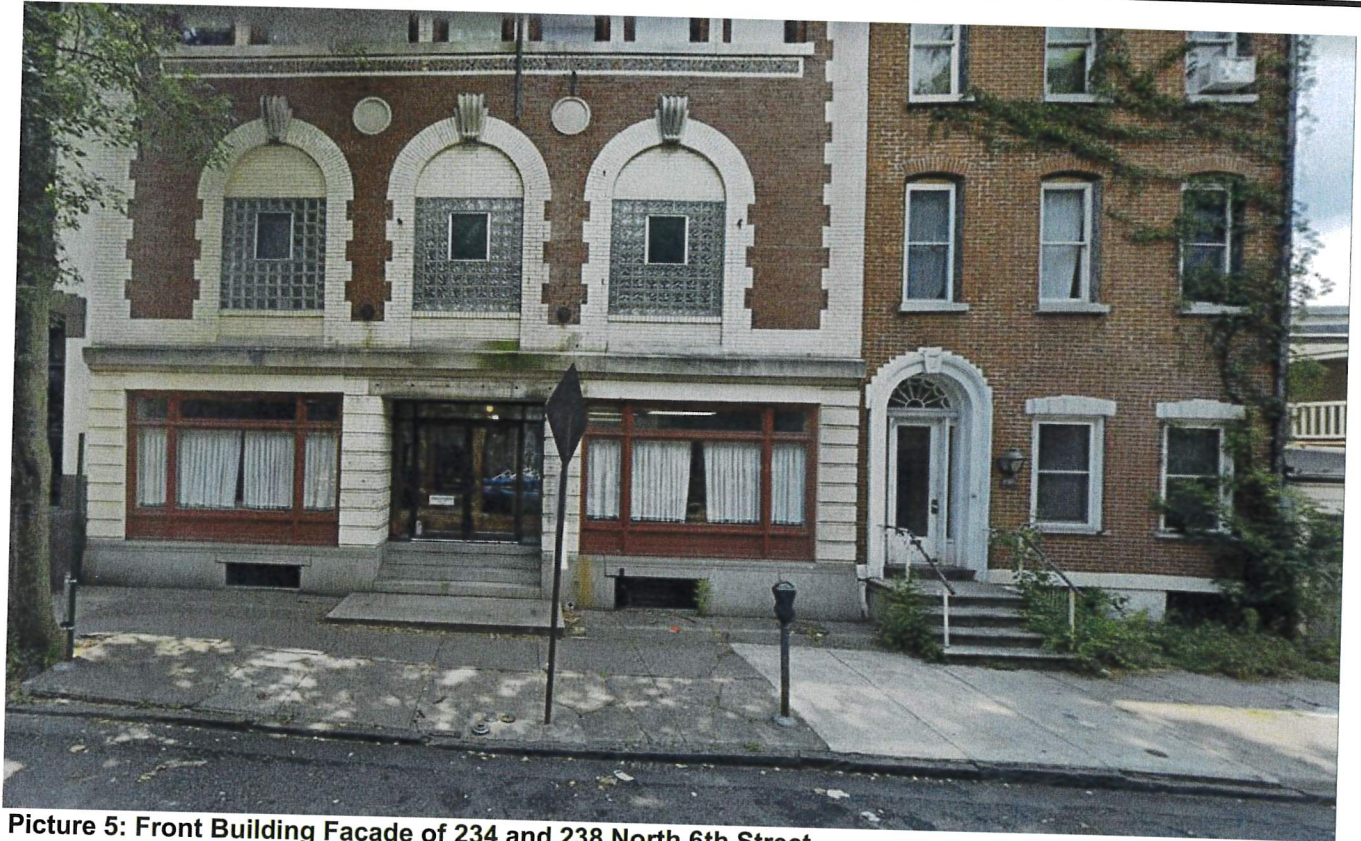
Picture 2: City of Reading Zoning Map



Picture 3: Aerial Photograph of the Subject Property Neighborhood



Picture 4: Street View along North 6th Street



Picture 5: Front Building Façade of 234 and 238 North 6th Street



Picture 6: Rear of 234 and 238 North 6th Street from Church Street